



Stephen Little & Associates
26/27 Upper Pembroke Street
Dublin 2
D02 X361

Date: 8 June, 2020

PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Register Ref: SHD/012/19/C10/2

Area:

Development: To view the full Strategic Housing Development Application, please visit www.portmarnocksouthphase1c.com.

153 no. units (40 no. duplex/apartments and 113 no. houses), ranging between 2 and 4 storeys in height comprising the following: 78 no. 3-bed, 2 storey houses (House Type: A, B & C), 35 no. 4-bed 2 storey houses (House Type: D & F), 26 no. 2-bed duplex/apartments (House Type: G,K,L,M,N & O) and 14 no. 3-bed duplex/apartments (House Type: H & J); the development will also provide a 'Local Centre' consisting of 3 no. retail/café/restaurant units (c. 440 sq.m. gross floor area overall) at ground floor with apartments above, all in a building comprising 3 to 4 storeys in height. A medical unit (c. 92 sq.m gross floor area) is proposed at ground floor level at the end of the terrace of duplexes (under Unit No. 14) adjoining the boundary to Portmarnock Train Station car park fronting onto the civic plaza; Private rear gardens are proposed for all houses. Private patios/terraces and balconies are provided for all duplexes and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including:- Vehicular access to serve the development will be provided from Station Road via an existing road serving St. Marnock's Bay ('The Drive') and 2 no. permitted roads serving St. Marnock's Bay ('The Avenue' & Monument View') permitted under ABP Ref. ABP-300514-17 (currently under construction); bin stores; 2 no. ESB Sub-stations; areas of public open space (c. 4,800 sq.m. in total) including the provision of a pocket park and a civic plaza adjoining the Local Centre; 315 no. car parking spaces (226 no. on-curtilage parking spaces for the housing and 89 no. surface level parking spaces serving the residential and commercial units at the Local Centre'); 64 no. bicycle parking spaces serving the residential and commercial units at the 'Local Centre' (covered bicycle storage and Sheffield Stands); all on a site of approximately 4.6 Ha. This development comprises amendments to permitted site development works at St. Marnock's Bay (Reg. Ref. F13A/0248 and ABP Ref.

ABP-300514-17).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023 and the Portmarnock South Local Area Plan 2013 (as extended).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning & Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared and accompanies this application. All submissions to be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1.

Location: Lands at Portmarnock South, Station Road, Portmarnock, Co. Dublin

Applicant : St. Marnock's II Designated Activity Company

App. Type : Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission to comply with the following Condition NO 2, on 2 June, 2020.

Yours faithfully,

A. McNamee

.....
for **Senior Executive Officer**

Date: 8 June, 2020

Register Ref: SHD/012/19/C10/2

Area: Howth Malahide

Development: To view the full Strategic Housing Development Application, please visit www.portmarnocksouthphase1c.com.

153 no. units (40 no. duplex/apartments and 113 no. houses), ranging between 2 and 4 storeys in height comprising the following: 78 no. 3-bed, 2 storey houses (House Type: A, B & C), 35 no. 4-bed 2 storey houses (House Type: D & F), 26 no. 2-bed duplex/apartments (House Type: G,K,L,M,N & O) and 14 no. 3-bed duplex/apartments (House Type: H & J); the development will also provide a 'Local Centre' consisting of 3 no. retail/café/restaurant units (c. 440 sq.m. gross floor area overall) at ground floor with apartments above, all in a building comprising 3 to 4 storeys in height. A medical unit (c. 92 sq.m gross floor area) is proposed at ground floor level at the end of the terrace of duplexes (under Unit No. 14) adjoining the boundary to Portmarnock Train Station car park fronting onto the civic plaza; Private rear gardens are proposed for all houses, Private patios/terraces and balconies are provided for all duplexes and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including:- Vehicular access to serve the development will be provided from Station Road via an existing road serving St. Marnock's Bay ('The Drive') and 2 no. permitted roads serving St. Marnock's Bay ('The Avenue' & Monument View') permitted under ABP Ref. ABP-300514-17 (currently under construction); bin stores; 2 no. ESB Sub-stations; areas of public open space (c. 4,800 sq.m. in total) including the provision of a pocket park and a civic plaza adjoining the Local Centre; 315 no. car parking spaces (226 no. on-curtilage parking spaces for the housing and 89 no. surface level parking spaces serving the residential and commercial units at the Local Centre); 64 no. bicycle parking spaces serving the residential and commercial units at the 'Local Centre' (covered bicycle storage and Sheffield Stands); all on a site of approximately 4.6 Ha. This development comprises amendments to permitted site development works at St. Marnock's Bay (Reg. Ref. F13A/0248 and ABP Ref. ABP-300514-17).

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Linda Lally, Senior Executive Engineer,
Transportation
Fingal County Council
County Hall
Main Street
Swords

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All submissions to be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1.

Location: Lands at Portmarnock South, Station Road, Portmarnock, Co. Dublin

Applicant : St. Marnock's II Designated Activity Company

Application Type : Compliance with Conditions

Planning Officer : Sean Walsh

Date Received: 2 June, 2020

Your report must be received by the Planning Authority on this application not later than 5 weeks in order to facilitate a decision within statutory timeframes. Your reports can be emailed to planning_reports@fingal.ie.

A. McNamee

for Senior Executive Officer

Conditions

The development shall be carried out in accordance with the plans and particulars lodged with the application, subject to the conditions required in order to comply with the following conditions which shall be agreed with the developer and shall be agreed with the developer prior to the commencement of development and shall be completed in accordance with the following conditions:

2. The following conditions shall be agreed with the developer prior to the commencement of development and shall be completed in accordance with the following conditions:

Reason: In the...

Conditions

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, such issues may be referred to An Bord Pleanála for determination.

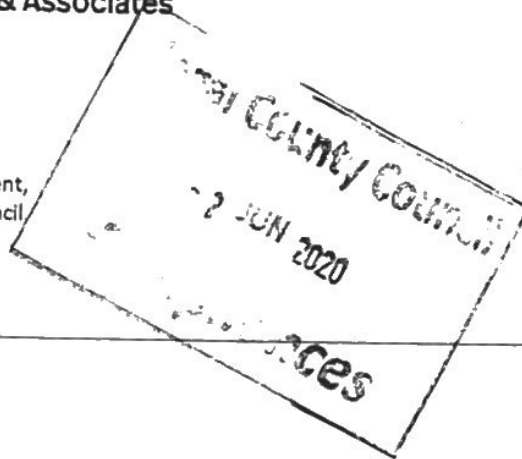
Reason: In the interest of clarity.

2. The following requirements of the planning authority shall be strictly adhered to:
- a) The applicant shall provide a detailed design and costing for the upgrade of the two junctions – the R124/Station Road and Strand Road/Coast Road/Station Road, for the written approval of the planning authority.
 - b) The upgrade of the two junctions shall be provided prior to the construction of the proposed development.
 - c) Construction vehicles associated with the proposed development shall not access the site via the junction of the R124 and Station Road as the road width is insufficient for two HGVs to pass without mounting the footpath.

Reason: In the interest of proper planning of the area.

3. Prior to the commencement of development, the following details shall be submitted to, and agreed in writing with the planning authority:
- Revised plans showing a reduction in the quantum of car parking serving the apartment units at the proposed local centre. Car parking provision shall be reduced to a ratio of 1:1, for example, a maximum of 40 spaces within the designated residential car park. This plans shall indicate the reduction in car parking spaces and their replacement with hard and soft landscaping features.

Planning Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin,
K67 X8Y2.



SHD/012/19/CD/2

Our Ref. 18145

7 May 2020

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) REF. ABP-305619-19
STRATEGIC HOUSING DEVELOPMENT COMPRISING 153NO. DWELLINGS, LOCAL CENTRE AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS AT PORTMARNOCK SOUTH, STATION ROAD, PORTMARNOCK, CO. DUBLIN.

COMPLIANCE SUBMISSION – CONDITION NO. 2

Dear Sir/Madam,

We are instructed by our client, St. Marnock's II Designated Activity Company, 4th Floor, Fitzwilliam Court, Leeson Close, Dublin 2, to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 2 of Planning Reg. Ref. ABP-305619-19.

No. copy of the compliance material are attached herewith for the Planning Authority's attention. Confirmation has been issued to this office from FCC Planning Department that compliance can be issued electronically during the COVID-19 emergency.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible. We note that the Planning & Development Act 2000, as amended, has brought in a procedure whereby all compliance submissions must be addressed within a period of 8 weeks of their submission. Whilst this specific provision has not yet commenced, we would be grateful that the Planning Authority would act in the spirit of the Act and address this submission in an expeditious manner.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

CONDITION 2: ROAD JUNCTIONS

2. The following requirements of the planning authority shall be strictly adhered to: -
- The applicant shall provide a detailed design and costing for the upgrade of the two junctions – the R124 / Station Road and Strand Road / Coast Road / Station Road, for written approval of the planning authority.
 - The upgrade of the two junctions shall be provided prior to the construction of the proposed development.
 - Construction vehicles associated with the proposed development shall not access the site via the junction of the R124 and Station Road as the road width is insufficient for two HGVs to pass without mounting the footpath.

Reason: In the interest of proper planning of the area.

Applicant's Response

The requirements of Condition 2 are generally noted. The following sets out a response to each part of the condition: -

- We refer the Planning Authority in the first instance to the Engineering Drawings, prepared by JB Barry Consulting Engineers which provide the detailed design for each junction.

The following table sets out the summary costs associated with the proposed design of the junctions which has been prepared by the Applicant and the Main Contractor (DRES Properties): -

Cost Item	Cost (€)
Sub-contractor – Grounds Worker	350,000.00
Surveys	10,000.00
ESB Connections	50,000.00
Road Opening Licence	500.00
Road Opening LT Damage	6,000.00
Bond	30,000.00
Professional Fees	50,000.00
Contingency @ 5%	17,200.00
Total	513,700.00

The associated costs are submitted on a without prejudice basis and may be subject to changes depending on the final junction designs agreed with Fingal County Council.

We refer the Planning Authority to the costing provided by DRES Properties for further detail in relation to the costs associated with the groundworks to implement the design of the junctions proposed within the Engineering Drawings.

The Design Team are of the opinion that there is more than sufficient detail contained in both the drawings and the costing to provide an accurate estimate of the works required to upgrade both junctions (R124 / Station Road and Strand Road / Coast Road / Station Road).

- b) There has been a significant level of engagement with Fingal County Council (FCC) Roads Department in relation to the upgrade of the junctions adjacent the application site.

Engagement commenced with FCC shortly after receipt of the Chief Executives Report which was issued to An Bord Pleanála as part of the assessment of the planning application in December 2019. The Condition recommended by FCC to seek the upgrade the junctions was immediately identified as a priority for the Applicant. A clear understanding of the works required, and associated cost were key to setting out a strategy for a uninterrupted transition f development from Phase 1B to Phase 1C as the works were required prior to commencement of development.

The Applicant and their Design Team have liaised extensively with FCC since December 2019 with meetings held to discuss the road junction upgrades with FCC on 14 January 2020, 2 March 2020, and 18 March 2020 (tele-conference). In addition to the meetings held there have been numerous emails and phone-calls from the Applicant and the Design Team to FCC seeking updates. Unfortunately, due to the lack of definitive guidance a submission is now being made to progress matters.

Our Client is keen to progress these upgrade works as soon as possible to ensure continuity of development in Portmarnock. The Applicant, as a major landholder wants to continue to contribute to the supply of housing in Portmarnock and minimise the disruption to the existing residents in St Marnock's Bay.

Of the 150no. units constructed and completed or under construction within Phase 1B, 116no. have been sold. A further launch weekend was planned in March 2020 prior to the COVID-19 emergency restrictions being implemented, therefore, the sales would be higher as this point.

The Applicant has tried to progress the detailed design of the junctions in consultation with FCC. Unfortunately, the delay in receiving responses and the lack of clarity when responses have been received have left the Applicant with no other option but to submit the design for the junctions based on the expert opinion of their own Design Team.

We would respectfully request a response to this submission within the next 2 weeks. Following the recent Government announcement on 1 May 2020, construction sites will be allowed to re-open from the 18 May 2020. Construction at Portmarnock will resume at this point and the completion of Phase 1B is expected in July 2020. The works to upgrade the road junctions are likely to take 4 weeks to complete and being able to complete them while finalising Phase 1B is key to a straightforward transition to commencing Phase 1C.

- c) Noted.

We trust that everything is in order, and that this submission addresses the requirements of Condition No. 2 of FCC Reg. Ref. ABP-305619-19.

We would be grateful for written confirmation from the Planning Authority to this effect at its earliest possible convenience.

Yours sincerely,



Stephen Little
Managing Director
STEPHEN LITTLE & ASSOCIATES

ENCL/

- 1) Engineering Drawing (Junction Upgrades), prepared by JB Barry Consulting Engineers.
- 2) Detailed Costing for proposed Junction Upgrades, prepared by DRES Construction.

cc Kathy Tuck, Planning Department (by email)
Niall Thornton, Roads & Transportation Department (by email)

Project: D109 - Portnamock Phase 1C

Works: ROAD JUNCTION UPGRADES

Item no.	Description	Qty	Unit	Total
	Remeasurable Works			
(A)	R124 to Station Road Junction			
	<u>Dwg No. 19204-JBB-00-XX-SK-T-00001</u>			
1	Pedestrian Crossing Incorporated into Signals on North Arm			
	Installation of Pelican Crossing	1	Item	incl
	Installation of ductings to include excavation, supply & fitting of ductings including draw wire, backfilling & making good, prior to road surfacing	1	Rem	incl
	Installation of mini pillar	1	Item	incl
	Road Markings	1	Rem	incl
2	New Tar Macadam Surface - 60mm DBM and 40mm SMA - allowed, spec to be confirmed by Client			
	Plane existing Road Surface	1	Item	incl
	Disposal of above item	3	loads	incl
	Base Course - 60mm	386	m2	incl
	Wearing Course - 40mm	386	m3	incl
	2 Layers of Tack Coat	386	m4	incl
	Tie new surface into existing (in 3 separate locations)	1	Rem	incl
3	Footpaths			
	Removal of existing tar-footpaths and disposal off site	11	m2	incl
	Removal of existing road kerbs	29	m	incl
	Disposal of above items	13	m3	incl
	Supply & install new precast concrete road kerb	29	m	incl
	Blind 50mm for New Paths	5	m3	incl
	New tarmacadam paths to required falls	80	m2	incl
	Installation of tactile paving	9	m2	incl
4	Traffic Management			
	3 way Traffic Light System Allowed. Includes Design, Install, Hire & Removal	1	Item	incl
(B)	R124 Roundabout Junction of Station Road, Coast Road & Strand Road			
	<u>Dwg No. 19204-JBB-00-XX-SK-T-00002</u>			
1	Pedestrian Crossing Incorporated into Signals on North Arm			
	Installation of Pelican Crossing	1	Item	incl
	Installation of ductings to include excavation, supply & fitting of ductings including draw wire, backfilling & making good, prior to road surfacing	1	Item	incl
	Installation of mini pillar	1	Item	incl
	Road Markings	1	Rem	incl
2	New Tar Macadam Surface - 60mm DBM and 40mm SMA - allowed, spec to be confirmed by Client			
	Plane existing Road Surface	1	Item	incl
	Disposal of above item	7	loads	incl
	Base Course - 60mm	849	m2	incl
	Wearing Course - 40mm	849	m3	incl
	2 Layers of Tack Coat	849	m4	incl
	Tie new surface into existing (in 3 separate locations)	1	Item	incl
3	Footpaths			
	No works to footpaths	1	Item	incl
4	Installation of Rubber Kerbs			
	Installation of rubber kerbs - (Excluded pending receipt of specification in relation to same)	1	Item	incl
5	Splitter Islands			
	Existing splitter islands retained	1	Item	incl
6	Traffic Management			
	3 way Traffic Light System Allowed. Includes Design, Install, Hire & Removal	1	Item	incl
	Total R124 Roundabout Junction of Station Road, Coast Road & Strand Road			
	Exclusions			
	Reduced Working Hours			
	Traffic Lighting Works - Allowance only			
	Public Lighting Works - Allowance only			
	Drainage Works - Allowance only			
	Signage Works - Allowance only			
	Removal of Existing Services			
	Total			2850,000,000



- NOTES**
1. All proposed construction is to be carried out in accordance with the relevant provisions of the Traffic and Road Works Regulations 2004.
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 10. All proposed construction is to be carried out in accordance with the relevant provisions of the Traffic and Road Works Regulations 2004.

SCOPE OF WORKS

- Upgrade of existing main roadwork to traffic signal control.
- Modification of the road as the dominant link i.e. coast road.
- Installation of traffic signals to control the junction to station road. The signal could be coordinated with both on either side to avoid a red-amber phase.
- All existing signals and damaged system retained.
- Two existing splitter islands retained.
- Existing footpath arrangement retained with no new footpath on south side.
- Pedestrian crossing incorporated into signals on north side.
- No impact on access to private dwellings.

St. Marnock's II
Designated Activity Company

PORTMARNOCK SOUTH
PHASE 7C

ISSUED FOR COMPLIANCE	NO.	DATE	TYPE
REVISION	01	09/03/20	REV
REVISION	02	09/03/20	REV
REVISION	03	09/03/20	REV
REVISION	04	09/03/20	REV
REVISION	05	09/03/20	REV
REVISION	06	09/03/20	REV
REVISION	07	09/03/20	REV
REVISION	08	09/03/20	REV
REVISION	09	09/03/20	REV
REVISION	10	09/03/20	REV

Client Representative:
J. B. Barry and Partners Limited
Consulting Engineers
 10000 Ballymore Park, Tel: 1 871 1 881 1800
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Drawn By: TD
Checked By: JTB
Approved By: JTB
Date: 15/04/2020
Scale: 1:200 (A1)

Project: Station Road/Cast Road/Strand Road Junction Upgrade

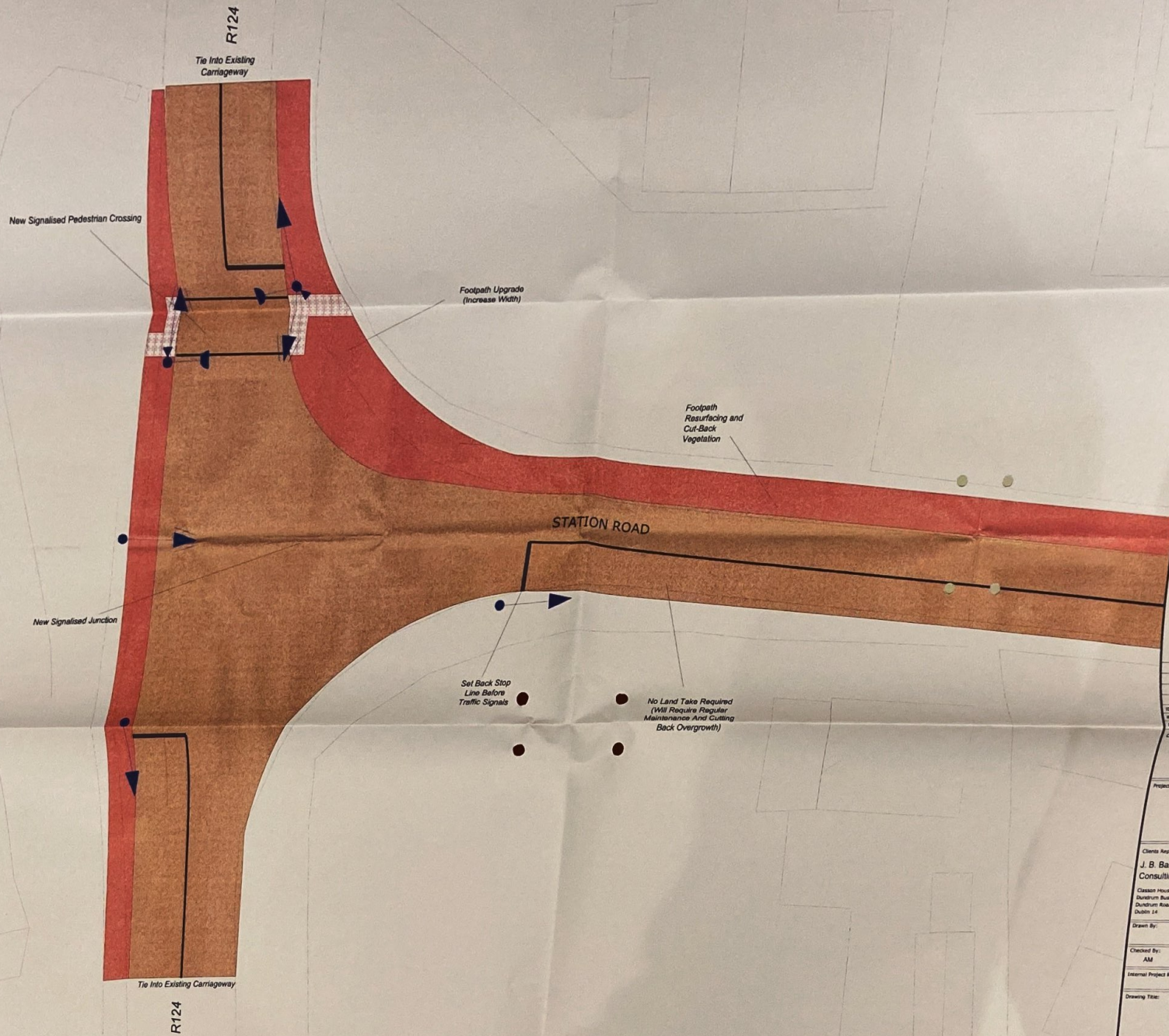
Drawing Title: Station Road/Cast Road/Strand Road Junction Upgrade

Scale: 1:200 (A1)

Revision: 15/04/2020

Project: 19204-JBB-00-XX-SK-T-00002

Page: PO2



All drawings remain the property of the Consultants

- NOTES:**
1. Figured dimensions only to be taken from this drawing
 2. All dimensions to be checked on site
 3. All levels are in metres O.D. and are related to Central at Main
- SURFACE WATER NOTES:**
1. SEWER LAYING TO BE IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE DRAINAGE WORKS VERSION 6.0
 2. REFER TO ARCHITECTS LAYOUT FOR OVERALL CUT INFORMATION (BUILDINGS, ROADS, BOUNDARIES AND FOOTPATHS)
 3. ALL PIPES WITH LESS THAN 1.2M COVER (ROAD) OR 0.9M (LANDSCAPED AREAS) SHALL BE ENCASED IN 150MM CONCRETE SURROUNDING CL. 14/20

SCOPE OF WORKS

- CHANGING THE JUNCTION TO TRAFFIC SIGNAL CONTROL
- SET BACK STOP LINE LOCATION FROM STATION ROAD ONTO THE R124
- SET BACK ALLOWS AN INCREASE IN THE WIDTH OF FOOTPATH AT THE JUNCTION
- PEDESTRIAN CROSSING INCORPORATED INTO SIGNALS ON NORTH ARM
- NO IMPACT ON ACCESS TO PRIVATE DWELLINGS

ISSUED FOR COMPLIANCE	REV	DATE	BY
INITIAL ISSUE	01	20.04.20	PO2
	02	09.03.20	PO1

Client: **St. Marnock's II Designated Activity Company**

Project: **PORTMARNOCK SOUTH PHASE 1C**

Client's Representative:
J. B. Barry and Partners Limited Consulting Engineers

Clonsilla House
 Clonsilla Business Park
 Clonsilla Road
 Clonsilla, 14
 Tel: +353 1 485 1400
 Email: info@jbbarry.ie
 Web: www.jbbarry.ie



Drawn By:	TD	Date:	MARCH 2020
Checked By:	AM	Date:	MARCH 2020
Approved By:	JDB	Date:	MARCH 2020
Internal Project Ref:	19204	Stage:	PLANNING
Sheet:	53	Total:	53

Drawing Title: **R124 Station Road Junction Upgrade**

Scale: 1:100@A1
 Drawing No: 19204-JBB-00-XX-SK-T-00001
 Rev: PO2